118.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,800 / 734,800
					USE VALUE:	734,800 / 734,800
					ASSESSED:	734,800 / 734,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONEY JOHN T
Owner 2:	
Owner 3:	
Street 1:	115 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Wood Shingle Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6039.000	313,200	800	420,800	734,800
Total Card	0.139	313,200	800	420,800	734,800
Total Parcel	0.139	313,200	800	420,800	734,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.90 | /Parcel: 374.90

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

76394

GIS Ref

GIS Ref

Insp Date

09/26/18

!9196!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	313,200	800	6,039.	420,800	734,800		Year end	12/23/2021
2021	101	FV	304,200	800	6,039.	420,800	725,800		Year End Roll	12/10/2020
2020	101	FV	304,200	800	6,039.	420,800	725,800	725,800	Year End Roll	12/18/2019
2019	101	FV	229,100	800	6,039.	414,800	644,700	644,700	Year End Roll	1/3/2019
2018	101	FV	229,100	800	6,039.	318,600	548,500	548,500	Year End Roll	12/20/2017
2017	101	FV	229,100	800	6,039.	300,600	530,500	530,500	Year End Roll	1/3/2017
2016	101	FV	229,100	800	6,039.	276,500	506,400	506,400	Year End	1/4/2016
2015	101	FV	219,800	900	6,039.	258,500	479,200	479,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:38:30

LAST REV

Date	Time
10/02/18	09:18:11
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9196

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12307-670		10/11/1972		40,000	No	No		DIANA M MALONEY D.O.D. 8/7/2014 BK 64519 PG 5

USER DEFINED

Prior Id # 1:	76394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2017	635	Re-Roof	5,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
3/13/2000	Inspected	276	PATRIOT
2/14/2000	Measured	270	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6039		Sq. Ft.	Site		0	70.	1.00	6									420,819						420,800	

Total AC/HA:	0.13864	Total SF/SM:	6039	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,819	Spl Credit		Total:	420,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.29655170
Const Adj.:	1.00000000
Adj $ / SQ:	181.517
Other Features:	82300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425571
Depreciation:	112351
Depreciated Total:	313220

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

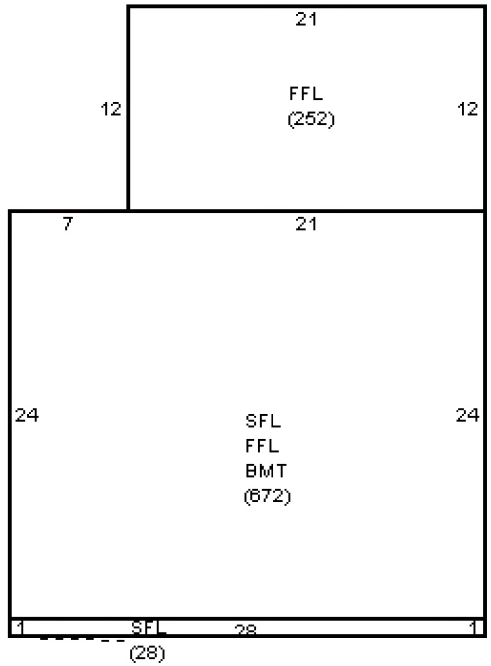
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.52
Special Features:	0	Val/Su Net:	136.41
Final Total:	313200	Val/Su SzAd	192.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	924	181.520	167,722
SFL	Second Floor	700	181.520	127,062
BMT	Basement	672	72.150	48,487
	Net Sketched Area:	2,296	Total:	343,271
Size Ad	1624	Gross Area	2296	FinArea 1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

118.0-0005-0001.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X14	A	AV	1990	7.43	T	23.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800

IMAGE

AssessPro Patriot Properties, Inc